

BENSON LUMBER COMPANY

San Diego, California.
April 7, 1938.

Benson Lumber Company
San Diego, California.

Gentlemen:

The Grossmont Park Company own free and clear of all encumbrance, the property between the Railroad and the Ocean North of Solana Beach, with nearly a half mile of ocean frontage, with all taxes paid until next November. We have just secured a permit to put in a Trailer Camp and an Auto Camp. The arrangements are made for installation of water and sewer under County Supervision. The gas is available through the property as well as electricity.

We want your Spiffy-Jiffy House in front of your office, and the understanding is that the special price is \$1150., payable \$500. down and \$100. a month each and every month until paid, you retaining ownership of the building until paid in full. You to place the Spiffy-Jiffy on our property on a point designated by us, ready for occupancy, except that we will furnish the foundation and make the plumbing and electrical connections, you to furnish the Spiffy-Jiffy to us complete as shown today.

I would like to have you come up and look the situation over. We have any number of demands for cottages and we may work out a plan for immediate construction in the next thirty days of ten or fifteen cottages, on some basis mutually satisfactory.

Enclosed find check for \$500. for our deposit. Please confirm.

Yours very truly,

4/8/38

May 19, 1938

Benson Lumber Company
San Diego, California.

Attention Mr. Frank Lynch

My dear Mr. Lynch:

Confirming the understanding with you and Mr. Whittemore, et al, at the Guyanaca Club today, the understanding is that we will build six additional houses, three the size of the present house we purchased from you and three of the slightly smaller type. The total loan will not exceed \$5,000, the loan being for five years, the rate of interest six percent, with a minimum payment of \$65.00 per month with the right to pay any amount at any time, thereby stopping interest.

Same to be in the form of a trust deed note, signed by Catherine F. Taylor and endorsed by Mrs. Fletcher and myself. We will give you a letter on the side, stating that all the revenue from the six houses will be paid to you each month excepting that deducted for taxes, insurance, lights, electricity and water and will furnish you a weekly statement as to receipts from the houses, the ideal being to reduce the principal amount as fast as possible.

You will be deeded 400 feet of ocean frontage, from the westerly line of the old paved state highway to mean high tide, approximately 125 to 130 feet in depth according to U. S. G. S. Survey. A clear policy of title insurance will be furnished, showing taxes all paid to mean high tide, with an easement for ingress and egress to the state highway.

We are to get wholesale price for materials, this understanding being confidential. We will give the seven houses as security including the one already built. We have our own arrangements made for plumbing and labor under a guaranteed price and paying for at least one-half of the labor and one-half of the plumbing in real estate.

We will give you a trust deed and you can put it of record on or before the 5th of June, immediately on my return from the East. We will not be asking you for any money to exceed \$1,000 to pay for incidentals, until the job is completed and the building ready for occupancy, outside of furnishing the lumber. The buildings are to be

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connected with sewerage satisfactory to the county and state requirements.
We want to get to building immediately and may want two or three loads
of lumber before the 5th of June to get started. We want all the houses
finished by the 15th of July, as a rush order, if possible.
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telephone this afternoon. We will work it the same way as you did with
Ed Jr.

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With kind personal regards, I am
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PROMISSORY NOTE

\$5,000.00

San Diego, California
May 21st, 1938

In installments as herein stated, for value received, we promise to pay to FRANK LYNCH or order at San Diego, California, the principal sum of five thousand and no/100ths dollars, (\$5,000.00), with interest from the date hereof on unpaid principal, at the rate of six per cent (6%) per annum, principal and interest payable in installments of sixty-five and no/100ths dollars (\$65.00) or more on the first day of each month beginning on the 1st day of Aug., 1938, and continuing until said principal and interest have been paid, provided, however, that in the event that all of said principal and interest have not been paid within five years from the date hereof, then the whole sum of principal and interest shall become immediately due. Each payment shall be credited first on interest then due and the remainder on principal, and interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment when due, the whole sum of principal and interest shall, at the option of the holder of this note, become immediately due. Principal and interest payable in lawful money of the United States.

Should an attorney be employed to enforce the payment of this note, the undersigned promises to pay an additional sum of five per cent (5%) upon principal and accrued interest as attorney's fees.

This note is secured by a Deed of Trust to SOUTHERN
TITLE & TRUST COMPANY, a corporation.

2x4 Benson
2x6 3 400
2x8 3 400
1x12 1 500
White pine 5 800
doors 2 75
Windows 2 50 pair
Siding 2 50
Flooring 62 00
Chimney 40 2
Finish door frame
etc 8 500 2x3 9
2x4 4 00

Returned

Tunnel Timber

Every five ft.

2 Posts 11 ft 6"x6" = 33 B.M.
 Segments 700 6"x6" = 22 B.M.

231 sets Total - 12705 B.M. 6"x6"

Wall Plates - 2300 lin ft. 6"x6" = 6900 B.M. 6"x6"
 ✓ 19605 B.M. 6"x6"

Sills 2"x8" ✓ 1440 B.M. 2"x8"
 231 pcs x 6G -

Lagging 18 x 1150 = 20700
 41400
 42840 ft. B.M. 2"x8"

{ 19605 ft. B.M. 6"x6"
 { 42840 ft. B.M. 2"x8"
 62445

21000 ft. B.M. 2"x8" =

Finerone - July 1900

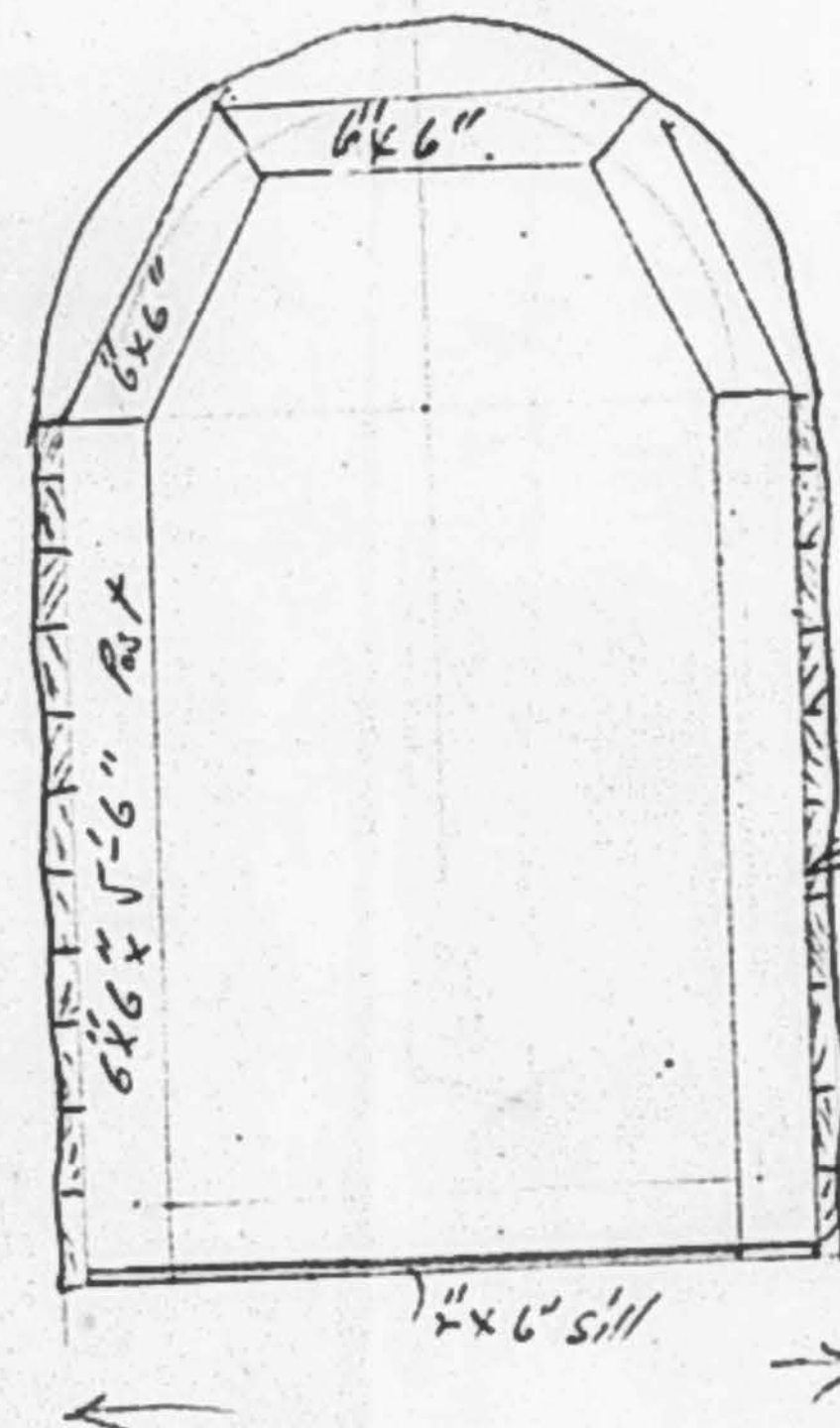
For 1 set

2 Posts 5'-6" 11 ft - 6x6 = 33.
 Segments - 700 6x6 = 22.

Lagging - 900 ft - 2"x8" = 180

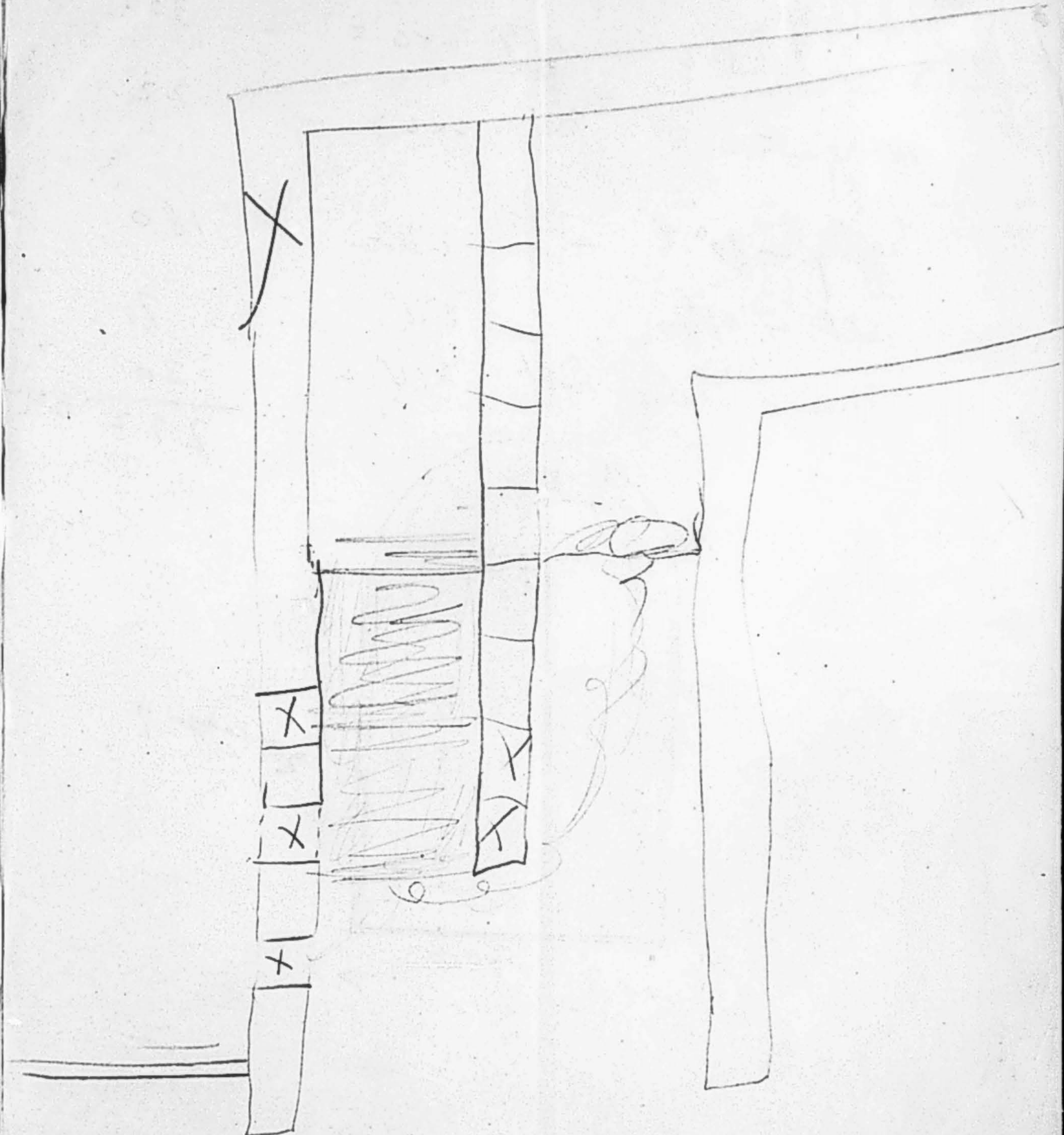
Sill - 5 ft. 2"x8" = 7.

Wall Plates 10 ft - 6"x6" = 30
 272 B.M.



2" lagging

22 1/2



Ed Fletcher Papers

1870-1955

MSS.81

Box: 2 Folder: 10

**General Correspondence - Benson
Lumber Company, San Diego**



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